

Seattle Parks and Recreation
REQUEST FOR PROPOSALS (RFP)
BUILDING 2
REDEVELOPING FACILITIES AND OPERATING PUBLIC PROGRAMMING
FORMERLY AN ASSEMBLY & REPAIR HANGAR
WARREN G. MAGNUSON PARK



Seattle Parks and Recreation

Cheryl Fraser, Director Regional Parks and Strategic Outreach Division
Dan Iverson, Tenant Development Coordinator

MAILING ADDRESS AND CONTACT INFORMATION

Seattle Parks and Recreation
Attention: Dan Iverson, Tenant Development Coordinator
6310 NE 74th Street, Suite 109E
Seattle, Washington 98115
Email: building2@seattle.gov

You can also access the RFP packet at the Seattle Parks and Recreation Partnership
Web Site: <http://www.seattle.gov/parks/partnerships/building2rfp.htm>



**WOMEN AND MINORITY BUSINESSES ARE ENCOURAGED TO SUBMIT A PROPOSAL FOR
REDEVELOPMENT AND PUBLIC PROGRAM OFFERINGS IN BUILDING 2**

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List of Abbreviations

A&R – Assembly & Repair
ADA – Americans with Disabilities Act
BRAC – Base Realignment and Closure Commission
CERCLA – Comprehensive Environmental Response, Compensation and Liability Act of 1980
CGL – Commercial General Liability
C of O – Certificate of Occupancy
DPD – Seattle Department of Planning and Development
IOPE – Inclusive Outreach and Public Engagement
MARS – Military Affiliate Radio Station
MB - Megabytes
MPAC – Magnuson Park Advisory Committee
MTCA – Model Toxics Control Act
NAS – Naval Air Station
NAVFAC NW – Naval Facilities Northwest
NAVSTA – Naval Station
NOAA – National Oceanic and Atmospheric Administration
NPS – National Park Service
PBC – Public Benefit Conveyance
RFP – Request for Proposal
RCW – Revised Code Washington
RSJI – Race and Social Justice Initiative
SCC – Seattle Conservation Corps

SCL – Seattle City Light

SMC – Seattle Municipal Code

SPACE – Sand Point Arts and Cultural Exchange

SPR – Seattle Parks and Recreation

WA DAHP – Washington State Department of Archaeology and Historic Preservation

WMBE – Women, Minority Business Enterprises

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RFP Description

The City of Seattle Department of Parks and Recreation invites the submission of proposals to Redevelop Facilities and Operate Public Programming in Building 2, located at 7727 63rd Ave NE in Warren G. Magnuson Park

Table 1 - RFP Schedule

Event	Date	Location
RFP Release	January 11, 2016	
Pre-Submittal Conference & Site Tours Options	January 26, 2016, 10 a.m. February 26, 2016, 1 p.m. March 14, 2016, 3 p.m.	Building/Hangar 2, Magnuson Park 7727 63 rd Ave NE Seattle, WA. 98115
Deadline for Written Questions	March 31, 2016	
Proposals Due to the City	June 3, 2016, 4 p.m.	
SPR Evaluation of Proposals	June 6 – August 5, 2016	
RFP Interviews	July 18 - 22, 2016	
Announcement of Successful Proposer(s)	August 19, 2016	
Anticipated Negotiation Schedule	As needed	
Submit Agreement for City Council Approval	Following completed negotiation	
Anticipated Contract Execution	Following City Council approval	

Seattle Parks and Recreation (SPR) reserves the right to modify this schedule at its discretion. Notification of changes will be posted on the City website or as otherwise stated. All inquiries regarding this RFP must be directed to the Magnuson Tenant Development Coordinator listed on the first page through email or other written communication.

Table 2 – RFP Delivery Options

Shipping & Hand Delivery Physical Address	US Post Office Mailing Address	Electronic Submittal
The City of Seattle Department of Parks & Recreation Regional Parks & Strategic Outreach Division Attention: Dan Iverson 6310 NE 74 th St., Suite 109E Seattle, WA 98115	The City of Seattle Department of Parks & Recreation Regional Parks & Strategic Outreach Division Attention: Dan Iverson 6310 NE 74 th St., Suite 109E Seattle, WA 98115	Email: building2@seattle.gov Attachments must not exceed 20MB

It is important to use the correct address for the delivery method you chose.

Unless authorized by the Tenant Development Coordinator, no other City official or employee may speak for SPR regarding this solicitation until the selection is complete. If any proposer(s) seeks information, clarification, or interpretations from any other City official or City employee, SPR will not be bound by these unofficial communications; any proposer(s) relying on or using such information does so at its own risk. Following the Proposal submittal deadline, proposer(s) shall continue to direct communications to only the Warren G. Magnuson Park Tenant Development Coordinator.

1. INTRODUCTION

The City of Seattle Department of Parks and Recreation (SPR) is seeking proposals for the re-development and renovation of Building 2, and may include associated buildings on this parcel in Magnuson Park (see Figure 1). Proposals should include the management and operation of recreation, arts and cultural or environmental programming that will be open to the public. SPR does not have designated funding for this redevelopment, and as a result proposals should also include a funding plan.

Through this Request for Proposals (RFP), SPR is seeking a proposer(s) which can make a significant capital investment in exchange for a long-term Agreement. This Agreement will be in the form of a lease or concession agreement under which the successful proposer(s) will redevelop, operate and manage Building 2 and its facilities for the approved use(s) and programming for a term that is commensurate with the proposer financial commitment.

While SPR is encouraging interested groups to work in partnership to develop a comprehensive proposal, SPR intends to enter into an Agreement with only one proposer. As a result, only proposals where a designated sole lead entity or organization is clearly defined will be accepted. This entity or organization will be responsible for all aspects of the Agreement, including but not limited to, financing, design, construction, development and operation of public programs for all spaces within Building 2. The proposer(s) may also include plans for areas adjacent to Building 2 and within the parcel identified in Figure 1 - Building 2 Site Plan. Proposals should include architectural and engineering design, timelines outlining planning for environmental surveys, historic preservation reviews, and land use/building permits. To be selected, a proposer(s) must have the ability and experience to fund, develop and manage: 1) building and site improvements, 2) tenant improvements, and 3) any and all public programming described in the submitted proposal. The Proposer(s) will also be responsible for all permitting costs as well as the operation and ongoing maintenance costs associated with Building 2 throughout the negotiated term.

The successful proposer(s) will be responsive to the needs of customers, operate with competitive pricing, and will communicate and coordinate with SPR in a timely and complete manner. Any and all prospective uses must comply with “recreational purpose” requirements under the Deed Restrictions discussed below.

The goal of this RFP is to identify and evaluate potential design, management and operation teams (Proposer(s)) in terms of demonstrated experience, capability, public benefit and cost. In particular, SPR seeks to develop a successful public-private partnership with the selected proposer(s). Proposals should address existing gaps in public recreational, arts and cultural, and environmental programs; and activities within the SPR system and /or at Warren G. Magnuson Park.

As with past building re-development projects at Magnuson Park, redeveloping Building 2 will require hazardous materials remediation, seismic structural reinforcement, major building repairs such as roof replacement, new utility systems, historic preservation review, ADA accessibility and site improvements. Recent renovation, which included building improvements sufficient for obtaining a Certificate of Occupancy, were estimated to be \$20-\$30 million. These estimates did not include any tenant improvements, alterations or equipment for specific recreational, arts and cultural, environmental,

or other programming. These estimates are available for review at the following web link:
<http://www.seattle.gov/parks/partnerships/Building2RFP>.

Building 2 is located within three historic preservation districts. Therefore any exterior alterations will require both State and City review. If federal historic preservation tax credits are intended to be used, then interior alterations will require review by the National Park Service (NPS).

Several deed covenants exist on SPR owned buildings at Magnuson Park. A key covenant specifies that properties “...shall be used and maintained for public park and recreation purposes in perpetuity.” Any new uses will require approval by NPS. SPR is willing to assist and support the selected respondent in seeking to obtain exceptions or waivers from National Parks Service (NPS) and other entities.

For additional information about deed covenants and the Federal Lands to Parks transfer please visit:
<http://www.nps.gov/ncrc/programs/flp/index.htm>.

SELECTION CRITERIA

SPR will review and evaluate the submitted proposals based on the written responses to the questions in Section 2 of this RFP. Selection of the successful proposal will be determined through an evaluation of the ability of the proposer(s) to redevelop and renovate Building 2, and to operate recreational, arts and cultural, and/or environmental programming for the public. Proposals including plans for the following elements will receive additional points during the review process:

- Redevelopment of the entire Building 2 footprint; (see Figures 2, 3).
- Redevelopment of Building 12 (Boiler Plant), optional –Building 12 is available if desired by proposer(s), not a requirement.
- Design and construction of a north entrance in the park, or other vehicle and pedestrian circulation improvements which support proposed building use(s) and public programming.

An evaluation panel will review the proposals in accordance with proposal instructions, guidelines and questions provided by SPR starting on page 8, *RFP Questionnaire*. The panel will score the proposals using written, pre-determined scoring criteria. The proposer(s) whose proposals SPR deems most favorable will be invited to be interviewed by the panel to provide additional clarification of the information submitted in the proposals. Those proposer(s) who are invited to be interviewed will be provided in advance with a list of some additional questions that the panel may ask. There will likely be interview questions not provided in advance. Following the completion of all interviews, the panel will make a final recommendation to the Superintendent of Seattle Parks and Recreation regarding acceptance or rejection of each proposal along with a recommendation for the proposal(s) that best meets the intention of the RFP. Acceptance or rejection of the panel’s recommended proposal will be at the Superintendent’s sole discretion. The Superintendent has the authority to accept portions of proposals and/or to ask multiple proposal teams to work together on one cohesive plan.

2. BUILDING 2 REQUEST FOR PROPOSAL QUESTIONNAIRE

Please be sure to answer each question and submit with the entire proposal package by June 3, 2016 at 4 pm.

Reference Documents containing technical specification and supplemental information can be found at:
<http://www.seattle.gov/parks/partnerships/building2rfp.htm>

QUESTIONNAIRE

Questions A – D relate to use and programming and together account for 40% of the total points available. On a 300 point scale this section is valued at 120 points.

A. OVERVIEW AND PROPOSED USES

Describe the redevelopment and renovation, and public recreational, arts and cultural, and/or environmental programming proposed by your team, entity or organization, for Building 2 and, if applicable, associated structures referenced on page 20.

Describe how your proposed building and/or site reuse will meet or exceed goals and objectives established in existing master plans for Warren G. Magnuson Park relative to buildings and landscapes within the park and historic district. *15% or 45 point value.*

B. SERVICE GAP OR UNMET RECREATIONAL, ARTS AND CULTURAL, OR ENVIRONMENTAL PROGRAM NEEDS

Discuss how your proposed building reuse addresses unmet recreational, arts and cultural and/or environmental programming identified in SPR, King County or other regional park, recreational, or cultural plans. What is the anticipated demand/need for your proposed use? How many people do you anticipate would use your proposed facilities? What geographic area do you anticipate attracting visitors from? What demographic or other information can you provide about your prospective user groups? Can you provide examples of similar facilities elsewhere? *5% or 15 point value.*

C. OPERATIONS AND PUBLIC PROGRAMMING PLAN

Provide a business and operational plan for your proposal, including information on the proposed use, programs offered, anticipated numbers and frequencies of visitors. Please include projected operating costs including costs of programming, staffing, and maintenance appropriate for the proposed use, and any debt service costs. Please outline what revenue generating programs and activities you will implement. If your proposal includes more than one use, please answer the above questions for each use by activity. *10% or 30 point value*

D. BUSINESS AND STAFFING PLANS

SPR expects that proposer(s) will implement their plans as described in their responses to questions A,

B, and C. (1) how do you plan to market your operation, (2) what is your staffing plan for operations and maintenance (please include a proposed organization chart), (3) what is your safety plan if your use includes specialized facilities or equipment, (4) do you intend or desire to use other areas or facilities at Warren G. Magnuson Park for your programming and operations. Please note that the successful proposer(s) will be expected to provide a measureable public benefit as part of their agreement. These terms will be finalized during contract negotiations. *10% or 30 point value.*

Questions E-I involve construction and build out and together account for 20% of total scoring, or 60 point value

E. PLANNING, DESIGN AND CONSTRUCTION

Provide a description of the proposed project, including design drawings and/or other graphics. At a minimum include a site plan, schematic floor plans, square footage of all activity areas by proposed public programming activity, section, and elevation drawings of any indoor and outdoor facilities. These must be prepared by a licensed architect, engineer and/or landscape architect. Include the proposed location(s) of all internal and exterior building improvements, site improvements (walkways, decks, landscape areas, etc.), access routes and a parking plan. All design and plans must comply with all applicable laws and regulations, including but not limited to the Americans with Disabilities Act (ADA) and its design standards under both Titles II and III. *10% or 30 point value.*

F. CONSTRUCTION PHASING PLAN

Provide a construction phasing plan if building redevelopment is anticipated to occur over several years. The phasing plan must identify land use, permitting, demolition, construction, operations, public programming and uses and specific building area by year of outlined project. The phasing plan must also identify specific building elements which would be repaired or fully replaced in order to stabilize the building prior to future phases. SPR's preference is that phasing be completed within ten (10) years from the time of the Agreement approval by the Seattle City Council. However, SPR is open to considering any proposer(s) phasing plan that provides sufficient detail and demonstrates viability. *3% or 10 point value.*

G. CURRENT BUILDING 2 TENANT

There is currently a tenant housed in the North Office Wing of the Building 2 complex. The tenant is the Seattle Conservation Corps (SCC), a job training program of SPR. There are 55 SCC employees and program participants located in that section of the building. There are 13 offices, 4 conference rooms, and 1 large meeting space that are being used. There are 21 trucks and other pieces of equipment stored outside adjacent to the building. SPR also has a large computer lab in the building.

Will you seek to retain the tenant, or will your proposal require moving the tenant's offices? Will your proposal require moving their outdoor facilities adjacent to Building 2? If so, how soon might the tenant have to be moved under your construction phasing plan? *Not scored, informational only.*

H. ENVIRONMENTAL AND ENERGY EFFICIENT DESIGN AND CONSTRUCTION

How will environmental sustainability of Building 2 be improved, both in the design and redevelopment of the building? For example, will the project incorporate such features as improved insulation or energy-efficient building systems? Will the project attempt to salvage or recycle construction materials? Are there other environmentally responsible designs or building methods you intend to use? *3% or 10 point value.*

I. HISTORIC PRESERVATION

How will the project preserve key architectural features of Building 2 and develop a historic interpretive program for the building and adjacent parcel? Will you be pursuing Federal Historic Preservation tax credits as part of your financing plan? *3% or 10 point value.*

Questions J-K concern financing and together are worth 30% of total scoring or 90 points.

J. FUNDING OF RENOVATION AND CONSTRUCTION

What do you anticipate the total cost for your construction project will be? What is the project funding plan? What current resources have been secured for the proposal? What is/are the source(s) of your funding (bank loans, public investment, personal capital, etc.)? Please demonstrate that you have secured appropriate funding and state any special conditions or requirements of your funding. Provide financial statements and relevant information to demonstrate the ability to finance and the experience to complete the proposed project. *15% or 45 point value.*

K. FUNDING OF OPERATIONS

Please explain how you will fund the proposed improvements, including the identity of any third party that will provide financing for the project and the nature and timing of their commitment. Clearly explain the timing and contingencies of your operations funding plan, and how you will fund subsequent operations of proposed public programming. What revenues do you anticipate generating from programming and other uses? How do you plan to fund facilities management, maintenance, staff, and operations? *15% or 45 point value.*

L. COMMUNITY OUTREACH PLAN

Provide details of your proposed comprehensive community outreach plan. How will the vision for improving and redeveloping Building 2 be communicated to the many stakeholders at Magnuson Park, the surrounding community, and regional recreation, environmental, cultural and arts providers? What strategies and techniques will you employ to communicate your vision and respond to public concerns? Please refer to the City of Seattle's Race and Social Justice Initiative (<http://www.seattle.gov/rsji>), the Parks and Recreation Public Involvement Policy (http://www.seattle.gov/parks/projects/public_involvement_policy.htm), and Inclusive Outreach and Public Engagement (IOPE) guide:

<http://www.seattle.gov/Documents/Departments/RSJI/GRE/IOPEguide01-11-12>

3% or 10 point value.

M. PROJECT TEAM AND ORGANIZATIONAL STRUCTURE

Successful building reuse and operation of public programming in Building 2 will require an experienced team, entity or organization with the financial resources and experience in facility development and operations. A project team should include a full complement of professionals qualified in planning, design, construction, historic preservation, operation, and maintenance of facilities appropriate to the proposed building reuse and public programming. Please provide a detailed description of your proposed lead entity or organization and project team including a list of key team members, their experience and qualifications, and business references for each; clearly identify the project lead or manager. Please indicate how the lead organization will be structured; whether as a corporation, non-profit, etc. If your proposal includes multiple organizations, please indicate how the overall group will be organized and how the member organizations will interface. *7% or 20 point value.*

I, the undersigned, attest to the accuracy and intent of the information presented herein.

AUTHORIZED SIGNATURE: _____

PRINTED NAME: _____

TITLE: _____

ORGANIZATION OR
COMPANY NAME: _____

ADDRESS: _____

TELEPHONE: _____

EMAIL ADDRESS: _____

DATE: _____

Proposer(s) Responsibility to Provide Full Response

It is the proposer(s) responsibility to provide responses which do not require interpretation or clarification by SPR and to ensure that all requested materials, forms and information are included. The proposer(s) is/are responsible for ensuring the materials are submitted properly and accurately reflect the Proposer's offering. During scoring and evaluation (prior to interviews, if any), SPR will rely upon the submitted materials and shall not accept materials from the proposer(s) after the RFP deadline; however SPR reserves the right to seek clarifications as needed.

Marking and Disclosing Material

Under Washington State Law (RCW Chapter 42.56, the *Public Records Act*) all written materials prepared, owned, used, or retained by SPR relating to a governmental or proprietary program are **public records**. These records include but are not limited to proposal submittals, agreement documents, contract work product, or other written material.

Washington's Public Records Act requires that public records must be promptly disclosed by SPR upon request unless a judge rules that the RCW referenced above or another Washington State statute exempts records from disclosure. Exemptions are narrow and explicit and are in Washington State Law (Reference RCW 42.56 and RCW 19.108).

It is the responsibility of the proposer(s) to be familiar with the Washington State Public Records Act and the limits of record disclosure exemptions. For more information, visit the Washington State Legislature's website at <http://www1.leg.wa.gov/LawsAndAgencyRules>.

If you believe any records you are submitting to SPR, as part of your proposal, are exempt from disclosure you can request that SPR not release the records until SPR notifies you about the status of the identified disclosure(s). To make such a request, you must complete the appropriate portion of the Proposal Questionnaire, identify each record, and explain why the exemption(s) may apply.

SPR will not withhold materials from disclosure because you mark them with a document header or footer, page stamp, or a generic statement that a document is non-disclosable, exempt, confidential, proprietary, or protected. Do not identify an entire page as exempt unless each sentence is within the exemption scope; instead, identify paragraphs or sentences that meet the specific exemption criteria you cite in the Questionnaire. Only the specific records or portions of records properly listed on the proposer(s) Questionnaire will be protected and withheld pending notice. All other records will be considered fully disclosable upon request.

If SPR receives a public disclosure request for any records you have properly listed on the Proposal Questionnaire, SPR will notify you in writing of the request. While it is not a legal obligation, as a courtesy SPR will postpone disclosure for ten (10) business days, providing sufficient time for you to pursue a protective order and ruling from a judge (reference RCW 42.56.540). If you fail to obtain a court order within the ten (10) days, SPR may release the documents.

By submitting a proposal, the proposer(s) acknowledge(s) the obligation to identify any records within the questionnaire responses for which Proposer is requesting notice prior to disclosure. SPR has no obligation or liability if the Proposer's materials are publicly disclosed in response to a public disclosure request.

Proposal Submittal

- a. Proposals must be received by SPR (addressed to the Warren G. Magnuson Park Tenant Development Coordinator) as provided in Table 2 on page 5 no later than the date and time on page 5 except as revised by Addenda.
- b. All pages are to be numbered sequentially, and follow the provided questionnaire format.
- c. SPR does not have page limits specified in the submittal instructions section.
- d. The proposer(s) has/have full responsibility to ensure their proposal arrives at SPR by the deadline. A response delivered after the deadline may not be considered.

Guidelines for Submittal of Proposals

Please note that written responses to the RFP Questionnaire must be returned as the basis for your proposal.

Send to:

The City of Seattle Department of Parks & Recreation
Regional Parks & Strategic Outreach Division
Attn: Dan Iverson, Tenant Development Coordinator
Warren G. Magnuson Park
6310 NE 74th St., #109E
Seattle, WA 98115

(By email)

building2@seattle.gov

All email submissions should be titled "Building 2 RFP Response" in the subject line.

Email submissions cannot exceed 20 MB (Megabytes) in size.

Please be certain to provide complete contact information and sign the questionnaire.

Hard Copy Submittal

Submit nine (9) bound copies, and one (1) electronic copy of the response (thumb drive preferred). Delivery is to the location specified on page 4, Table 2.

- a. Hard-copy responses should be placed in a sealed box or envelope and addressed to the Warren G. Magnuson, Tenant Development Coordinator and the proposal title. Proposals must be clearly marked as a proposal for Building 2 RFP.

- b. The proposal submittal may be hand-delivered or otherwise be received by the Tenant Development Coordinator at the address provided, by the submittal deadline.
- c. For hard copy submittals it is encouraged that you use fully 100% recycled stock paper.
- d. Submit hard copies of responses in a three-ring binder, 4 inches or less, with tabs.

Electronic Submittal

SPR will accept an electronic submittal, in lieu of an official paper submittal.

- a. E-mail the electronic submittal to SPR contact building2@seattle.gov (see page 5), by the deadline (Procurement Schedule, Table 1, page 5 or as otherwise amended).
- b. Include “Building 2 Improvement and Operation Proposal” in the subject line.
- c. Any risks associated with sole electronic submission are borne by the Proposer(s).
- d. The City’s e-mail system will allow files of a maximum of 20 Megabytes (MB).
- e. If the Proposer(s) also submit(s) a hard copy, the hard copy will be considered final. Use the hard copy submittal requirements listed above.

3. SUBMISSION REQUIREMENTS

Pre-Proposal Conference and Site, Building Tour

SPR shall conduct a pre-proposal conference and site tour at the time, date and location indicated on page 5. Proposer(s) is/are highly encouraged to attend but it is not required to be eligible to submit a proposal. During the conference and tour, proposer(s) may ask questions about the RFP and clarify issues, as well as raise any concerns they have. Failure to raise concerns over any issues during the conference and tour will be a consideration if a protest is filed regarding items known or identified during the conference. Questions and issues raised during the conference and tour will be transcribed by SPR into written format and provided to all proposer(s) via our website.

<http://www.seattle.gov/parks/partnerships/Building2RFP>.

Questions

Proposer(s) may submit written questions to the Tenant Development Coordinator until the deadline stated on page 5. All questions must be submitted through e-mail to the Tenant Development Coordinator at: building2@seattle.gov. Failure to request clarification of any inadequacy, omission, or conflict will not relieve the Proposer(s) of responsibilities in any subsequent agreement. It is the responsibility of the interested proposer(s) to ensure they receive responses to questions. Answers to all written questions received by the deadline (refer to RFP schedule on page 5) will be posted by the date indicated on the web site listed in this RFP. <http://www.seattle.gov/parks/partnerships/Building2RFP>.

Changes to the RFP Addenda

A change may be made to the RFP Addenda by SPR if, in the sole judgment of SPR, the change will not compromise SPR's objectives in the RFP process. A change to the RFP Addenda will be made by formal written addendum posted by SPR to the Building 2 RFP web site listed in this document. Addenda shall become part of this RFP.

Receiving Addenda and/or Questions and Answers

It is the obligation and responsibility of the Proposer(s) to obtain addendums, responses, or notices issued by SPR. Third-party services independently post SPR solicitations on their websites. SPR does not guarantee that such services have accurately provided all the information published by SPR.

All submittals sent to SPR will be considered to have been made in response to the RFP including all addendums, with or without specific confirmation from the Proposer that the addendum was received and incorporated. The Tenant Development Coordinator may reject the submittal if it does not fully respond to a matter incorporated by an addendum.

Readability

Proposer(s) is/are advised that the City's ability to evaluate proposals depends on the proposer's submittal document, including organization, level of detail, comprehensive material and readability.

Changes or Corrections to Proposal Submittal

Prior to the submittal closing date and time, proposer(s) may change its proposal, if initialed and dated by the proposer(s). No changes are allowed after the closing date and time specified on page 5.

Errors in Proposals

Proposer(s) is/are responsible for errors and omissions in their proposals. No such error or omission shall diminish the Proposer's obligations to the City under any resulting agreement.

Incurred Costs

All costs incurred in the preparation and submissions of a proposal are the responsibility of the Proposer(s).

No Conflict of Interest

Proposer(s) (including officers, directors, trustees, partners, board members, or employees) must not have a business interest or a close family or domestic relationship with any City official, officer or employee who was, is, or will be involved in selection, negotiation, drafting, signing, administration or evaluating submitted proposals or proposer(s) performance. SPR shall make sole determination regarding compliance.

Equal Benefits

Seattle Municipal Code (SMC 20.45) requires consideration of whether proposer(s) provides health and benefits that are the same or equivalent to the domestic partners of employees as to spouses of employees, and of their dependents and family members.

Women and Minority Subcontracting

The Mayor's Executive Order and City ordinance requires the maximum practicable opportunity for successful participation of minority and women-owned subcontracts. This ordinance will be one of the considerations involved during agreement negotiation.

Insurance Requirements

The successful proposer(s) will be required to maintain insurance at its costs. The insurance must meet the requirements of the City's risk management department, which may depend on the nature of the use and activities. It is anticipated that the successful proposer(s) will be required to secure Commercial General Liability Insurance (CLI) coverages with minimum general liability limits of \$5,000,000 per occurrence, which may be satisfied with primary CGL insurance limits or any combination of primary and excess/umbrella limits. The City must be named as additional insured on all liability policies and proposer's insurance shall be primary irrespective of any insurance coverage maintained by the City. Additional insurance requirements may include, but are not limited to: Automobile Liability insurance at least as broad as ISO CA 00 01 with minimum limit of \$1,000,000; Workers' Compensation insurance; Property insurance for full replacement cost of premises, building contents and alterations, additions and

improvements during construction (Builder's Risk) and throughout the agreement term; Pollution Legal Liability; and Professional Liability. Additional terms and conditions will apply.

SPR Rights Reserved

SPR reserves the right to reject any and all RFPs and to re-advertise for the RFP if desired. Any RFP which is incomplete, conditional, obscure, or which contains additions or deletions not called for, or includes irregularities of any kind, may be rejected. Protest against the City's decision of a respondent's qualification status shall be handled as outlined in the Protest Procedure section below.

SPR has the right to accept portions of projects and proposals.

Protest Procedure

Completed proposals are due by the date specified on page 5 of this RFP. The City's selection of a successful proposal is anticipated to occur by July 2016, and the City will provide each proposer with written notice of the selection. Any individual or firm wanting to protest or challenge the City's determination must do so within seven (7) days of the notification of selection announcement.

All protests against the SPR Superintendent's selection of the successful proposal must be in writing and signed by the protesting party or its authorized agent(s). Such protest must state all facts and arguments on which the protesting party(ies) is/are relying on as the basis for its protest. Copies of all protests should be mailed or delivered by the protesting party to the SPR Superintendent (Superintendent) within seven (7) days of notification of the selection being considered.

The Superintendent will review the RFP recommendations and the facts and arguments in the protest. The Superintendent will render a written decision within five (5) business days after the receipt of the protest, unless additional time is required, in which case, the protesting party will be notified of the delay by the Superintendent's office. **The decision of the Superintendent will be final.**

Agreement Negotiation and Approval Process

A development and operating agreement will be negotiated between SPR and awarded proposer(s). This agreement must be approved by the Mayor and City Council prior to final execution. This approval takes the form of City ordinance. Please see page 5 for proposed schedule.

Basis of Selection

SPR will review and evaluate the submitted proposals based on the written responses to the proposal questionnaire in Part 2 of this RFP.

SPR may award an agreement based on the initial proposals received, without discussion of the proposals with the submitting entity, organization or team. SPR will hold interviews to request additional clarification of the information submitted in the proposals. Selection of the successful proposal will be determined through an evaluation of the ability of the proposer(s) to redevelop and renovate Building 2, operate recreational, arts and cultural, and/or environmental programming based on the proposal. SPR is willing to assist and support the selected respondent in seeking to obtain exceptions or waivers from NPS or other entities.

4. BUILDING 2, 12, AND ADJACENT FACILITIES

Overview

Building 2 in Warren G. Magnuson Park is a large building complex comprising approximately 144,000 square feet. The building is sited on a 4.87 acre (212,137 square feet) parcel along with four other structures (see Figure 1 on page 30). The building consists of two airplane hangars, workshops and offices. The building, originally used by the navy for aircraft assembly and repair, was constructed in phases between 1929 and 1941. The north hangar is the oldest structure located on the former Naval Air Station Seattle (NAS). Several outbuildings are located adjacent to Building 2 and include Building 12 (Boiler Plant), 119 (Storage), 299 (Inflammable Storage), and 407 (Inflammable Storage). In addition several structures are located adjacent to the building and include: Structure 120 (Sludge Pit), and 391 (Truck Scale). Improvements, reuse and programming may also be proposed for these buildings, structures and site area.

From 1975-2005, Warren G. Magnuson Park properties totaling 364 acres were conveyed by the U.S. Navy to the City of Seattle and the University of Washington. Of this total, the 310 acres which comprise Warren G. Magnuson Park has slowly transformed from large paved runways, 55 aging buildings and a leveled topography, to a park offering users a variety of activities provided by SPR and many partner organizations. With the completion of the Wetlands and Shore Ponds project in 2010, park users enjoy wonderful opportunities to view a variety of wildlife and habitat. With the one and a half miles of shoreline providing public access to Lake Washington, the park truly has become one of Seattle's treasures.

This transformation has required significant funding investments from the three primary land owners: SPR, Solid Ground and the University of Washington. Together, these agencies have invested more than \$100 million in redeveloping the land and buildings in the historic district. In addition, Seattle Parks and Recreation's tenant partners have contributed more than an additional \$30 million in improvements within the historic district.

In 1991 the U.S. Department of Defense, Base Realignment and Closure Commission (BRAC) determined that the main campus of the naval station would be closed. Extensive public participation resulted in a Community Preferred Reuse Plan for Sand Point (1993) that defined development of the historic district. The vision included four elements as listed below:

- Expand opportunities for recreation, education, arts, cultural and community activities;
- Increase public access to the shoreline and enhanced open space and natural areas;
- Provide opportunities for affordable housing and community and social services – with a special priority for addressing the needs of homeless families; and
- Expand opportunities for low-impact economic development uses (for example a film studio and/or small retail store) which could provide employment and services for residents of the site and for the broader community.

Since 2006, Seattle Parks and Recreation has implemented long-term concession agreements with both for-profit and non-profit organizations to renovate buildings in the historic district and provide public

benefits and programming. The Mountaineers (Building 67) and Arena Sports (Building 27) are early examples where a single entity developed multiuse facilities. SPR is guiding redevelopment of Building 11 into a multiuse building housing varied activities including recreation (Sail Sand Point, Cascade Bicycle Club), education (Seattle Waldorf High School), and institutional use (Boyer Children's Clinic).

Building 2 is one of the largest buildings located within the Naval Air Station (NAS), Seattle Historic District (National Register of Historic Places), and Sand Point Naval Air Station Landmark Preservation District. During the Second World War Building 2 functioned as the Assembly & Repair (A&R) complex supporting aircraft operations. It consists of a north and south hangar bracketed by workshops and offices, encompassing approximately 144,000 square feet (see figure 2). After aircraft operations ceased in 1970 other tenants, such as the U.S. Coast Guard, used the north hangar and center mezzanine for offices and training. In the early 1980s the main use in the building was identified as Marine Corps Reserve Training. This included smaller portions which contained operational storage and a Military Affiliate Radio Station (MARS).

After the NAS was officially closed in 1995, SPR leased this and other buildings from the U.S. Navy while final conceptual land use plans were developed and approved. Under SPR, various activities occurred in Building 2 and ranged from public art exhibitions and plays to film production. From 1992 to 2001, buildings at Magnuson Park (2, 11, 27, and 193) were used by film production companies on projects ranging from feature films, a television series and a number of smaller commercial and documentary film projects. For example, two notable feature films included "Sleepless in Seattle" (Building 27, 1992), and "Assassins" (Building 2, 1995). Throughout the 1990s both the Washington State Film Office and the Mayor's Office of Film & Music developed plans for film production facilities in Building 2 and Building 27 (see website). Intermittent public art installations and theatre productions were held in portions of the building from 1997 through the early 2000s. Since the late 1990s a half dozen inquiries were made about the possible uses of hangars or specifically Building 2. These ranged from demolishing Building 2 and constructing an above-ground pool facility to an indoor amusement park or an ice rink/hockey arena.

The Seattle Conservation Corps (SCC), a job training program, occupies most of the north office wing and adjacent outdoor areas to the west. From 2002 to December 2010, Arena Sports occupied the north and south hangars and central main level offices. Because both tenants began activities in the building within 12 months after the deed was transferred from the Navy to the City of Seattle (1999), the uses were in a gray area permitted by the City's Department of Planning and Development (DPD). However no Certificate of Occupancy (C of O) was applied for or obtained. In 2003, Seattle Parks and Recreation conducted renovation estimates for all buildings within the historic district.

In 2005-2006 Seattle Parks and Recreation conducted a Request for Proposal process for several buildings, including Building 2. The goal of the process was to identify both for-profit and non-profit partners which could renovate the identified buildings, obtain a Certificate of Occupancy and operate recreational, arts or cultural activities. No proposals were submitted for redeveloping Building 2.

Starting in 2007-2008 Department of Planning and Development (DPD) notified Seattle Parks and Recreation that life/safety improvements needed to be made to Building 2. Due to this, SPR engaged an engineering consultant to identify and quantify the minimum improvements required for obtaining a

Certificate of Occupancy. The estimated cost for these improvements was \$25 million. (Please see reference document located here: <http://www.seattle.gov/parks/partnerships/Building2RFP.htm>).

In 2009, Seattle Parks and Recreation discovered that aircraft instrument repair shops had been located in both Building 2 and Building 27. The key concern was the use of paint containing radium for illuminating aircraft instrument gauges. The Navy accepted responsibility for identifying potential contaminated areas and remediating per the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (CERCLA). Surveying for radiological materials was completed in October 2010 and identified several areas in a second floor office wing located between the north and south hangars. Naval Facilities Northwest (NAVFAC NW) and their contractor conducted remediation work in both buildings from mid-2013 to May 2015. Limited removal of asbestos containing materials occurred in portions of Building 2 in order to access areas with potential radium contamination. The value of hazardous materials remediation, including selective building demolition was estimated at more than \$10 million. (See Dept. of Health approval of work here: <http://www.seattle.gov/parks/partnerships/Building2RFP.htm>).

In December 2010, Arena Sports moved their operations from Building 2 and renovated a facility in Building 27 located immediately to the north.

In 2014, north wing improvements were completed for spaces occupied by the Seattle Conservation Corps and included seismic upgrades, roof replacement, and related interior improvements.

NAS Seattle operated its own utilities until 1999-2000 when upgraded sewer, water, electrical and telecommunications systems were installed. A campus-wide steam heating system was decommissioned, although below-grade piping exists throughout the historic district. As buildings were renovated by SPR, University of Washington and Solid Ground, they were connected to Seattle City Light (SCL) service. In 2013, eight Seattle Parks and Recreation-owned buildings were still connected to the navy-era system. In 2014, a \$2.8 million project installed new feeder lines, transformers and vaults throughout the central and north campus, connecting these buildings to SCL. A new transformer was installed adjacent to the north wing of Building 2 to serve the Seattle Conservation Corps. However, due to unknown future uses and electrical loads no new transformers were installed to serve the remaining portions of Building 2.

Warren G. Magnuson Park Planning Priorities

Excerpt from the Magnuson Park Strategic Development Plan (2012):

In 2011-2012 Seattle Parks and Recreation developed the Magnuson Park Strategic Development Plan. Recognizing that many projects from previous plans were realized, the goal was to plan for the park's future by reconfirming the vision of the park as a multi-use, urban regional park, with historic value, prioritizing needed unfunded capital improvements, and identifying desired programming, activities and amenities for the park. A citizen's Working Group developed a vision statement for the park and a set of key values to help guide decision making.

Vision:

The park is conceived as an active urban regional park providing a balanced variety of user activities, active as well as passive, organized as well as unstructured. The Park will integrate several uses-park and recreation, the arts, environmental protection and restoration, education and residential – which will work together to create a unique historic park in our region.

Table 3 – Strategic Development Plan Key Values

<i>Key Value</i>	<i>Description</i>
1. <i>High levels of Public Access</i>	<i><u>More public access is better</u> – the park is to be used for public benefit, providing access to the shoreline and other activity areas to diverse park users.</i>
2. <i>Sustainability</i>	<i><u>Long term sustainability of the park is critical</u> – look for revenue generating opportunities; maintain current partners and look for new creative partnerships; leverage private investment; develop clear understanding of expectations and responsibilities to ensure the greatest benefit possible to the park and the public.</i>
3. <i>Responsible stewardship of physical assets</i>	<i><u>Maintain the property in a safe, clean, welcoming manner</u> – ensure the park is safe for motorists, pedestrians and bicyclists; preserve the historic character; be attentive to environmental stewardship.</i>
4. <i>Integration of physical assets</i>	<i><u>Develop a cohesive design for the park</u> – create common design themes throughout the park and connect activity areas in a way that each flows into another.</i>
5. <i>Develop support and ties with regional community</i>	<i><u>Develop a regional service approach</u> – find ways to build trust and support from the regional community and implement programs and services that attract diverse park users from around the region.</i>
6. <i>Programming responsive to the community</i>	<i><u>More service to the community is better</u> – develop programs and services that are flexible and meet the changing needs of the community.</i>
7. <i>Be a good neighbor</i>	<i><u>Be sensitive to the interests and needs of neighbors</u> – maintain awareness and sensitivity to the potential impacts of activities in the park to the surrounding neighborhood and residents and programs on the site.</i>
8. <i>Achieve city-wide values and goals for use</i>	<i><u>Implement the vision of the park consistent with city goals and policies</u> – park development must follow city and state laws and regulations, as well as, federal requirements.</i>

Magnuson Park Advisory Committee (MPAC) Workshops

MPAC sponsored two public workshops, one held in January 2013, the second in May 2015. These workshops provided the community and other stakeholders an opportunity to brainstorm ideas and priorities for Building 2's future. Both were well attended by interested citizens, specific user groups, etc. Summary documents were created after each workshop and are included as an attachment in this RFP. <http://www.seattle.gov/parks/partnerships/building2rfp.htm>

5. MASTER PLANS, ZONING AND LAND USE

Master Plans

Several successive master plans have been developed for Magnuson Park since the 1970s. The table below highlights where plans have identified potential uses and/or activities for Building 2. All documents can be accessed at the SPR website:

<http://www.seattle.gov/parks/partnerships/building2rfp.htm>

Table 4 – Master Plans & Building 2 Proposed Uses

Year	Plan	Activity Area	Building 2 Proposed Use
2012	Magnuson Park Strategic Development Plan	Implementation Plan – To Do List for 2012 and Beyond	Continue to explore renovation options. Update cost of mothballing building.
2007	Citywide Skate Park Plan		Regional skate park (at least 30,000 SF)
1999	Magnuson Park Concept Plan (Res. 30063)		Arts and Recreation
1997	Sand Point Physical Development Management Plan (Res. 29429)		Recreation & Indoor Sports Facility or Film Studio
1994	A Vision of Magnuson Park – Sand Point Liaison Committee (<i>citizen generated, not adopted by the city</i>)		Movie Studio
1993	Community Preferred Reuse Plan for Sand Point (Res. 28832)	Education and Community Activities Area	Film Studio or Sound Stage
1988	Magnuson Park Master Plan	None	None, did not include Building 2
1983	NAS Seattle Homeport Study	Administrative Care	Marine Corps Reserve Training and/or Warehouse
1975	Sand Point Park Plan	NAS Seattle	None, did not include Building 2

***The plans listed above prescribe specific land uses for open space areas in Magnuson Park. Please refer to these guidelines if your proposal includes use of the park beyond Building 2.**

Land Use, Zoning & Historic Preservation

Sand Point Overlay District (1997, 2008 - SF 7200, L-3)

Base land use zoning for Magnuson Park (SF 7200) and the historic campus (SF 7200, L-3) are for residential uses (see Figure 6). Relative to the Park, residential zoning is the norm throughout the City of Seattle park system. The Sand Point Overlay District was adopted by the City Council in 1997 and established other principal uses beyond single family and multifamily residential. It also established development standards which govern the height of structures, and where new structures may be constructed. Amendments were approved in 2008 to remove some uses and add others, allow limited new uses, and establish building heights for specific structures such as a tennis center.

The goal of the Overlay District is *“to implement the Sand Point amendments to the Comprehensive Plan by regulating land use and development within the Sand Point Overlay District in order to integrate the property into the city of Seattle as a multi-purpose regional center that provides:*

- a. Expanded opportunity for recreation, education, arts, cultural and community activities;*
- b. Increased public access to the shoreline and enhanced open space and natural areas;*
- c. Opportunities for affordable housing and community and social services with a special priority for addressing the needs of homeless families;*
- d. Expanded opportunity for low-impact economic development uses which could provide employment and services for residents of the property and for the broader community.”*

Building 2 is located within Subarea B of the Overlay District with the following principal uses permitted:

- a. Custom and craft work;*
- b. Dry boat storage, limited to storage of non-motorized, hand-launchable boats such as kayaks, canoes and sail boats;*
- c. Indoor and outdoor sports and recreation;*
- d. Institutions, except hospitals;*
- e. Lecture and meeting halls;*
- f. Motion picture theater not to exceed 500 seats within Building 47;*
- g. Offices, limited to a total of 86,000 gross square feet in the entire subarea;*
- h. Performing arts theaters;*
- i. Research and development laboratories;*

- j. *Restaurants without drive-in lanes, limited to no more than 2,500 square feet per business establishment;*
- k. *Storage of fleet vehicles including accessory service and repair;*
- l. *Warehouses; and*
- m. *General retail sales and service, up to 6,000 square feet per business establishment.*

The Overlay District also requires that “...any area not occupied by structures in existence as of July 18, 1997, paved parking areas in existence as of July 18, 1997, or rights-of-way in existence as of July 18, 1997, is limited to open space, dry boat storage or recreation uses.” In effect, no new permanent, separated structures may be constructed within the Overlay District.

Note that while many land uses are listed as permitted in the Overlay District, a National Parks Service deed covenant only allows “parks and recreation uses” within SPR owned buildings. Also note that the previous information is provided as an overview of the Seattle Land Use Code. **It is recommended that proposer(s) thoroughly review code sections relative to their proposal.**

Historic Preservation

Three overlapping historic districts cover the former naval station campus, which include Building 2. Review of alterations to character defining features is guided by the *Sand Point Historic Properties Reuse and Protection Plan* (1998, WA DAHP). The *Sand Point Historic Properties Reuse and Protection Plan* identify the following architectural character defining features:

- Rolling metal framed hangar doors
- Steel-framed divided light doors and windows on Hangar Bay North, west façade
- Sculpted emblem above Hangar Bay South hangar doors
- Overhead beam extending from Hangar Bay North, west façade
- Interior space volumes in both hangar bay north and south

This plan also established the basis for the Sand Point Historic District (Washington State Historic Preservation Office) (1998). The two other plans which apply to the district are: National Register of Historic Places, NAS Seattle National Register of Historic Places District (2010); and Seattle Historic Preservation Program – Sand Point NAS Landmark Preservation District (2011, see Figure 7). Note that, due to being located within a National Register of Historic Places District, proposer(s) may apply for and utilize federal historic preservation tax credits.

<http://www.seattle.gov/parks/partnerships/building2rfp.htm>

Deed Covenants

The deeds for properties within the historic district, including Building 2, include four deed covenants as follows:

1. Recreation Use Covenant (1999)

This covers only properties conveyed by NPS to SPR and requires that properties “...shall be used and maintained for public park and recreation purposes in perpetuity”.

2. Historic Resource Covenant (1999)

This covers properties conveyed to SPR and the University of Washington. Approval is required by NPS or its designee, WA DAHP, for “...any construction, alteration, remodeling, demolition, disturbance of the ground surface, irrevocable disturbance of landscape settings, or other action that would materially affect the integrity, appearance, or historic value of structure or settings...”

3. Hazardous Materials Covenant (1999)

Portions of properties conveyed to SPR were determined to contain hazardous substances that exceed standards under the State of Washington Model Toxics Control Act (MTCA). As a result restrictive covenants were imposed on seven areas within the district relative to Building 2:

8.1 “The use of Building 2, a 144,000 sf. hangar building located on Parcel 1, Lot B... .., is restricted to use which do not penetrate the building’s concrete slab. Soils sampling under the slab reveal metals above MTCA levels.”

4. Lead Based Paints and Asbestos Covenants (1999)

This covenant identifies that properties within the district were found to contain lead-based paints and asbestos and asbestos containing materials. The Navy completed asbestos and lead surveys on all buildings within the district prior to conveying properties to SPR. Experience on previous redevelopment projects has shown that additional, up-to-date surveys are highly recommended.

Site Circulation & Parking

The main entrance to the historic district is via NE 74th Street at the former gatehouse (Building 138). A second entrance is located ½ mile to the south via NE 65th Street. Entry at NE 74th Street is on a driveway with a vertical drop of approximately three (3) feet between Sand Point Way NE and the gatehouse. Note that the vertical clearance at the gatehouse varies between 13 and 14 feet and the main truck route is via NE 65th Street.

Public streets surround the Building 2 site are: East – 63rd Ave NE, South – NE 77th Street, West – 62nd Ave NE, North – NE 80th Street. (See Figure 1)

Previous master plans have called for the development of an additional entrance from Sand Point Way NE at approximately NE 77th Street. SPR has a Street Use Permit to construct this driveway but no funding at this time. NE NOAA Drive lies to the north of Building 2 and provides primary access for the National Oceanic and Atmospheric Administration (NOAA) – Western Regional Center. Due to a previous agreement, SPR has rights of access to NE NOAA Drive at 63rd Avenue NE. Currently access is granted by NOAA for larger special events or when construction work limits access to SPR-owned areas to the north of NE NOAA Drive (the North Shore Recreation Area). Seattle Parks and Recreation has developed conceptual plans to improve the intersection at NE NOAA Drive and 63rd Avenue NE, however no funding has been allocated to this project. Proposer(s) may include options for funding all or part of this work.

As described in the Sand Point Overlay District (SMC 23.72) required parking can be provided in on-street or off-street parking areas. Approximately 2,300 parking spaces are located within the Overlay District. Of these, approximately 2,000 are directly located within the historic district. Approximately 70 striped parking spaces exist on and adjacent to the Building 2 site. On previous projects, SPR has discovered that existing parking has not been laid out efficiently or reflecting the use of smaller vehicles. It is anticipated that additional spaces could be created through effective parking design.

The lease for The Mountaineers Headquarters specifies that “...*any such change (to the adjacent site) shall not reduce the amount of unrestricted parking within 150 yards of the Building to less than 250 parking stalls (or such higher amount as may be required to obtain and maintain a certificate of occupancy) and shall not reduce the number, availability or access to designated "barrier free" parking stalls.*” The west side of the Building 2 site is located within this area (See Figure 5). Approximately 170-180 parking spaces (including 4 ADA stalls) are located outside the Building 2 site. Proposer(s) will need to demonstrate how 70-80 parking spaces will be retained and/or created on the west side of the Building 2 site and/or develop a plan which increases the number of parking spaces outside the Building 2 parcel to a total of 250.

Other Contractual Limitations and Restrictions

Due to a non-compete clause contained in the City’s 2009 Concession Agreement with Arena Sports, SPR may not permit the operation of a health studio that exceeds 5,000 square feet or a self-service health studio of any size within Magnuson Park without first obtaining Arena Sports’ written approval. SPR has entered into negotiations with the Sand Point Arts and Cultural Exchange (SPACE) to allow a low power FM radio station in Magnuson Park. If the radio station is established, proposer(s) must agree to allow SPACE to position its radio broadcasting antennae on the roof of Building 2.

6. DEVELOPMENT OPTIONS

- **Change Federal Public Benefit Conveyance (PBC):**

SPR obtained properties within former NAS Seattle, through a Parks and Recreation PBC. As previously described in the section on deed covenants, this requires that properties “...*shall be used and maintained for public park and recreation purposed in perpetuity.*” Proposer(s) may present a case for amending the PBC type in order to allow multiple public programming and activities.

Each PBC program has specific parameters which define the sponsoring federal agency, amount of a property value discount, types of uses, and how long a property must remain a defined program use. Other PBC types exist for surplus federal properties. One such PBC potentially applicable to Magnuson Park properties is a Historic Monument Conveyance.

A Historic Monument Conveyance generally requires preservation of designated historic structures. The program does not require that properties be preserved as “monuments” or “museums,” although these are allowable uses. A new use is limited only to the extent that the renovation of a historic structure meets the Secretary of the Interior’s Standards for Rehabilitation (Section 106 Standards). Historic surplus properties may also be leased and developed as income producing commercial ventures. Any income earned by the local government must be used to support preservation of historic and archaeological resources within

the historic district or other historic districts managed by SPR, or at other parks, or recreational purposes.

- **Building 2 North Wing Reuse**

Offices, classrooms, and warehouse space occupy approximately 19,000 square feet in the north wing. The Seattle Conservation Corps is a job training program operated through SPR. Known as the “Corps” they have been based at Magnuson Park and Building 2 since 1999. Areas with existing pavement, buildings or structures occupy approximately 82,200 square feet (1.9 acres). Of this area, fleet parking (25 spaces) and materials storage occupy approximately 25,000 square feet outside the building on the west side. If proposer(s) presents design concepts for these areas, it may also be necessary to identify off-site areas for relocating SCC, and/or assisting in this relocation.

- **Adjacent Site Improvements or Redevelopment**

Four buildings are located on the Building 2 parcel and include Buildings 12, 119, 299, 407. Proposer(s) may present options for reuse of any or all of these buildings, provided they meet “*public parks and recreation uses*”.

- **Building 12**

Building 12 is the former steam plant for the entire NAS. The building is constructed of unreinforced masonry and is entirely filled with steam plant equipment that will need to be removed and disposed of before any renovation or use of the building is possible. In addition, the building is subject to the same hazardous materials issues as Building 2. Proposer(s) are not required to suggest any redevelopment for Building 12; but are invited to if they so desire.

Table 5 – Adjacent Buildings & Proposed Uses

Year	Plan	Activity Area	Building 12 5,433 SF	Building 119 99 SF	Building 299 1,120 SF	Building 407 900 SF
1999	Magnuson Park Concept Plan (Res. 30063)	Community Campus and Gardens	Maintenance	N/A	N/A	N/A
1997	Sand Point Physical Development Management Plan (Res. 29429)	North Shore Recreation Area	Arts, Cultural, Recreation, or Community Service	N/A	N/A	N/A
1994	A Vision of Magnuson Park – Sand Point Liaison Committee	Community / Cultural Activities Zone	Gallery, Foundry	N/A	N/A	N/A

Year	Plan	Activity Area	Building 12 5,433 SF	Building 119 99 SF	Building 299 1,120 SF	Building 407 900 SF
	(citizen generated, not adopted by the city)					
1993	Community Preferred Reuse Plan for Sand Point (Res. 28832)	Education and Community Activities Area	Central Steam Plant	N/A	N/A	N/A
1988	Magnuson Park Master Plan	None	N/A	N/A	N/A	N/A
1983	NAVSTA Seattle Homeport Study	Administrative Core	Heating Plant	N/A	Public Works Maint. Storage	N/A
1975	Sand Point Park Plan		N/A	N/A	N/A	N/A

7. FIGURES

Figure 1: Building 2 Site Layout

Figure 2: Building 2 Ground Floor Plan

Figure 3: Building 2 Mezzanine Floor Plan

Figure 4: Building 2 North and West Elevations

Figure 5: Parking Restriction Area

Figure 6: Landmarks Preservation District

Figure 7: Sand Point Overlay District

Figure 1: Building 2 Site Layout

Building 2 is located at 7727 63rd Ave NE within Warren G. Magnuson Park in Northeast Seattle. The building is bordered by public right-of-way on all sides: 63rd Ave NE on the east; NE 77th Street on the south; 62nd Avenue on the west; and NE 80th Street on the north. Three buildings are located adjacent to Building 2: east – Building 33, NOAA; south – Building 5A, University of Washington; west – Building 67 (The Mountaineers headquarters), SPR; and north – Building 27 (Arena Sports, Magnuson Athletic Club), SPR.

Preservation of Parking: Due to a prior commitment by SPR contained in the 2010 Lease Agreement with the Mountaineers for Building 67 to the west of Building 2, any Redevelopment or reconfiguration of areas west of Building 2 must preserve an area for at least 80 parking spaces within the combined footprint of the area bounded by Building 2 to the east and 77th NE to the south and west.

FIGURE 1: Building 2 Site Layout



Figure 1

Due to many changes to Building 2 over the previous 70 years a precise total square footage is not available at this time. Navy documents and calculations from dimensioned drawings give totals ranging from 139,280 to 145,500 square feet.

Rough square footage calculated from dimensioned drawings is as follows:

Table 6 – Building 2 Square Footage

Building Area	Estimated Square Footage	Subtotals
South Workshops	14,356	
South Hangar	32,548	
Center Workshops	15,045	
North Hangar	15,484	
West Workshops	9,604	
North Workshops	10,400	
Subtotal Ground Floor		97,437
North Hangar Mezzanine	36,049	
South Hangar Mezzanine	5,792	
Subtotal Mezzanine		41,841
Approximate Total		139,278

FIGURE 2: Building 2 Ground Floor Plan

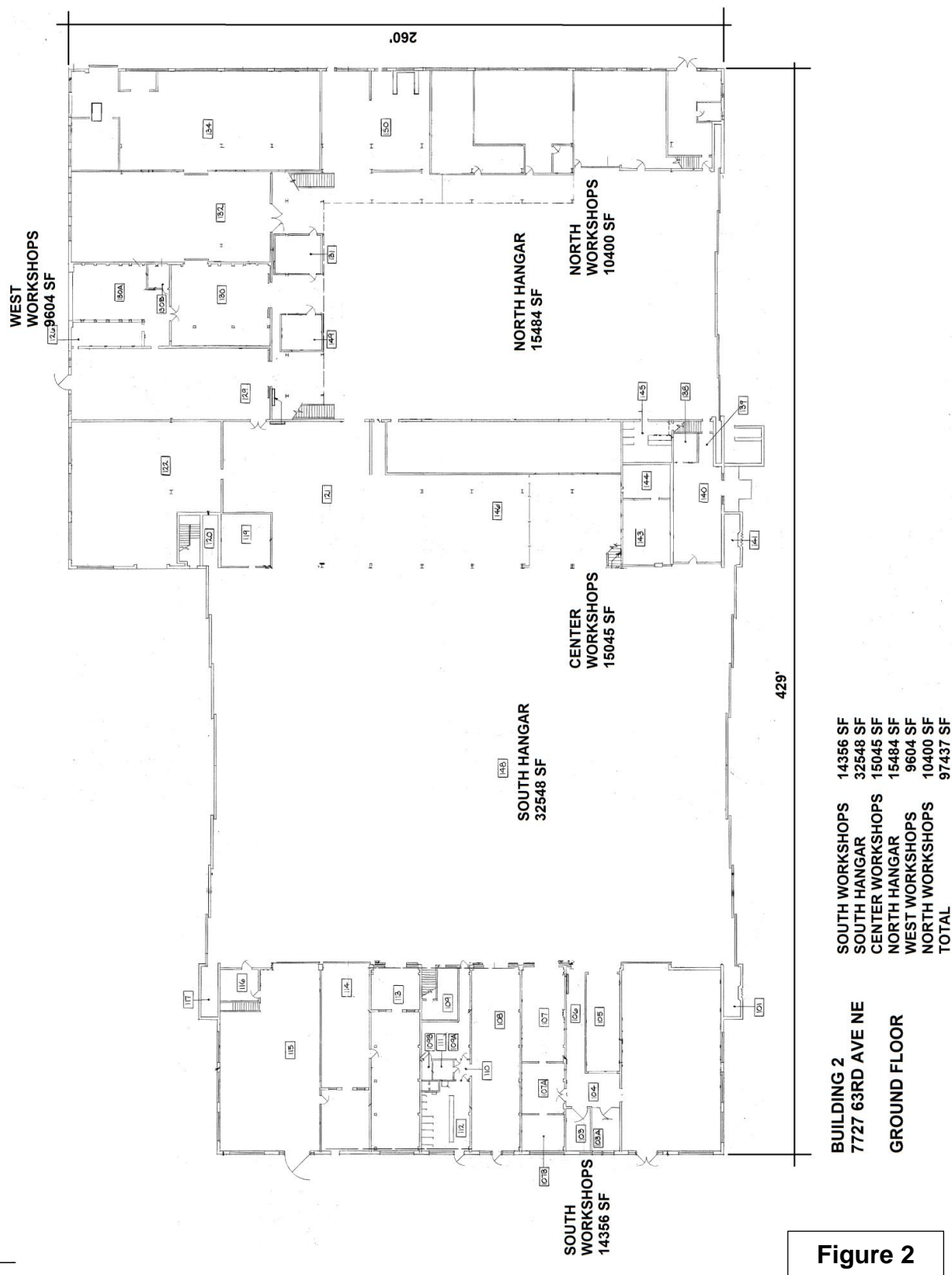


FIGURE 3: Building 2 Mezzanine Floor Plan

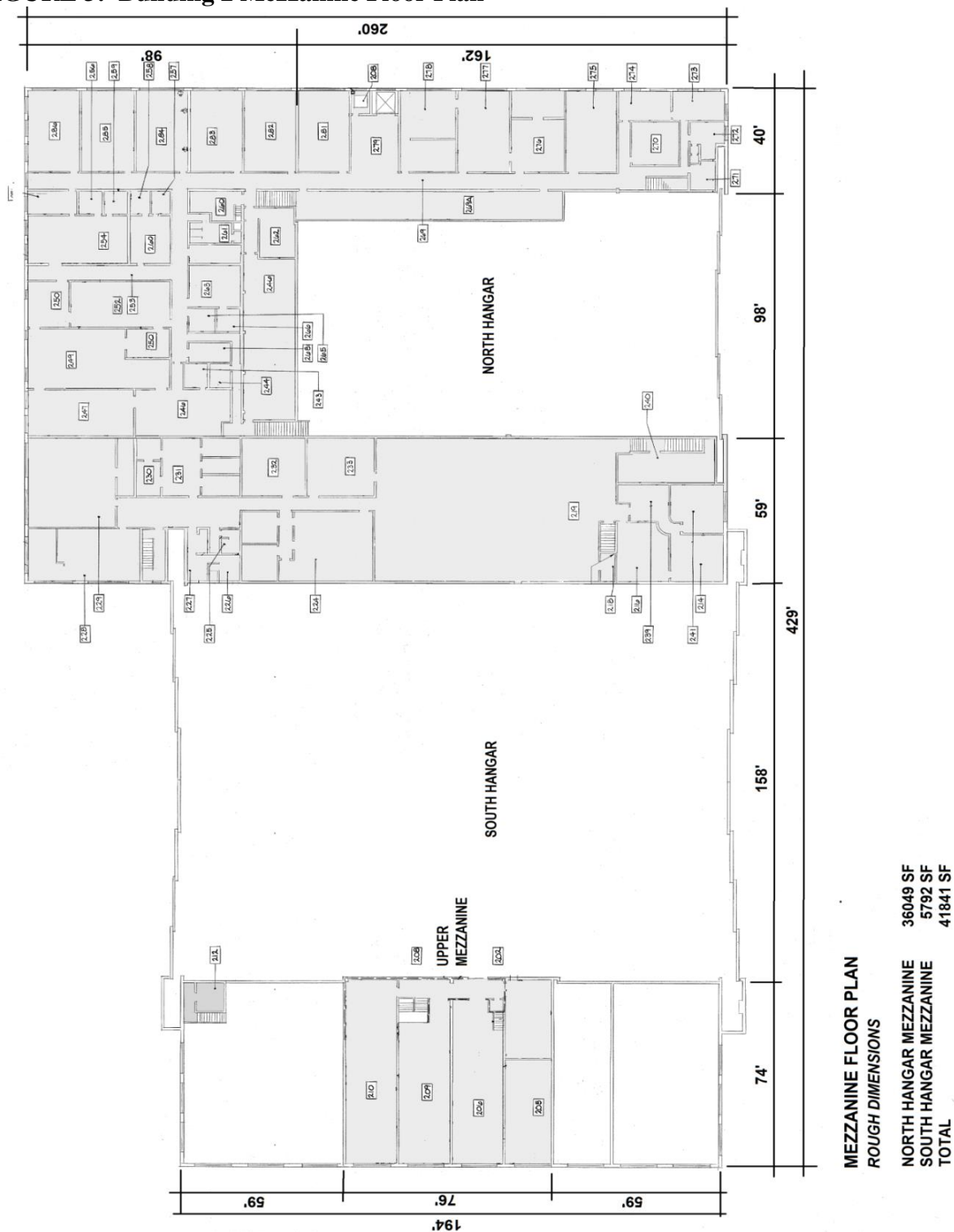


Figure 3

FIGURE 4: Building 2 North and West Elevations

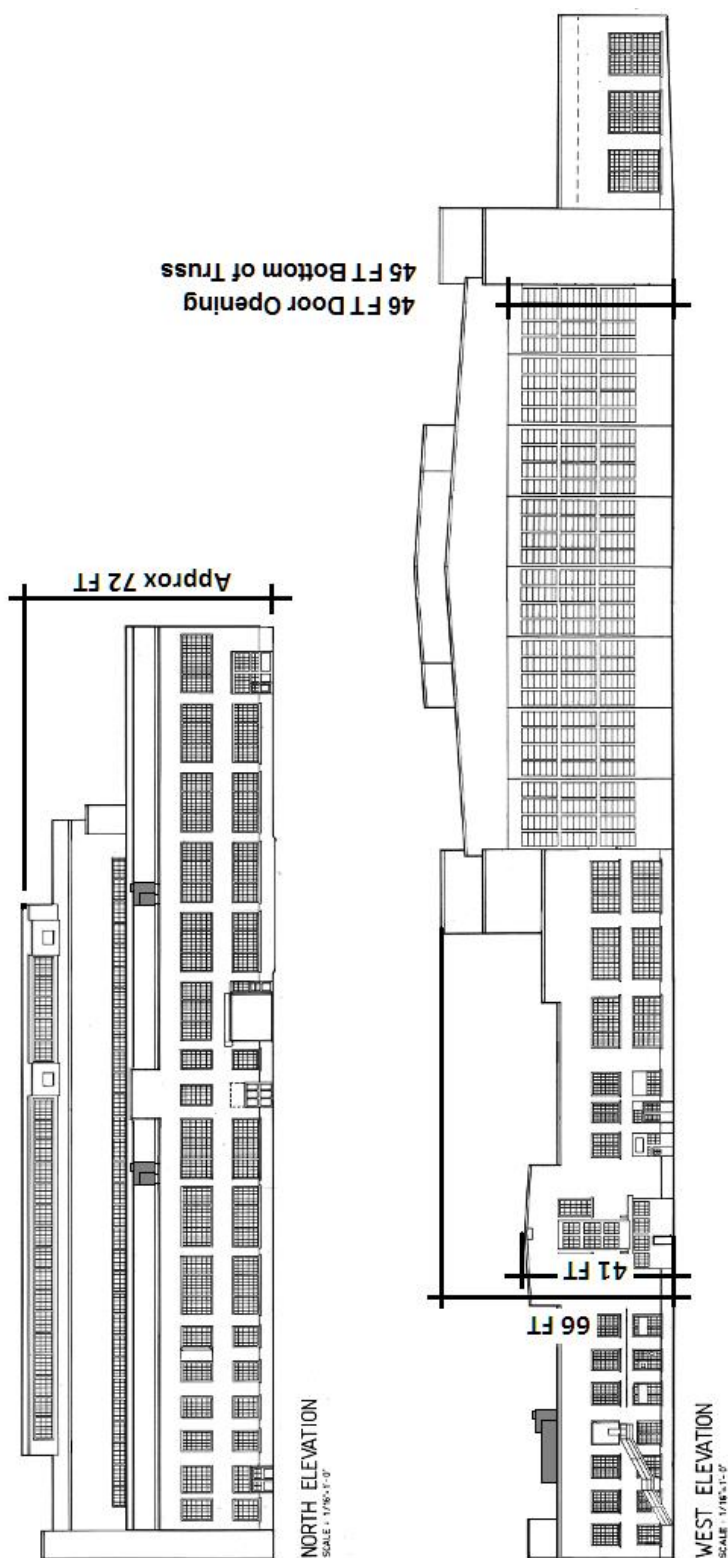


Figure 4

FIGURE 5: Parking Restriction Area

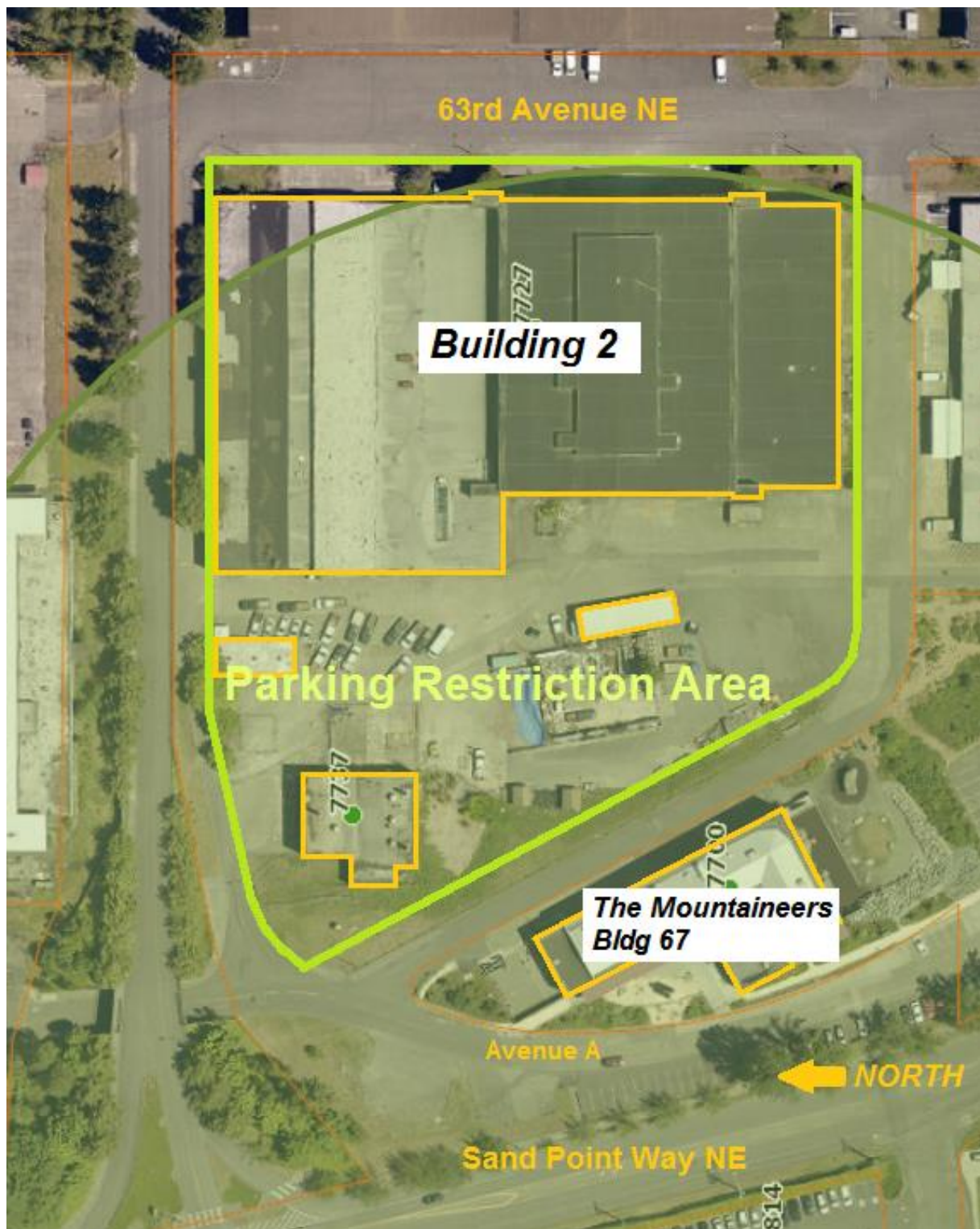


Figure 5

FIGURE 6: Landmarks Preservation District

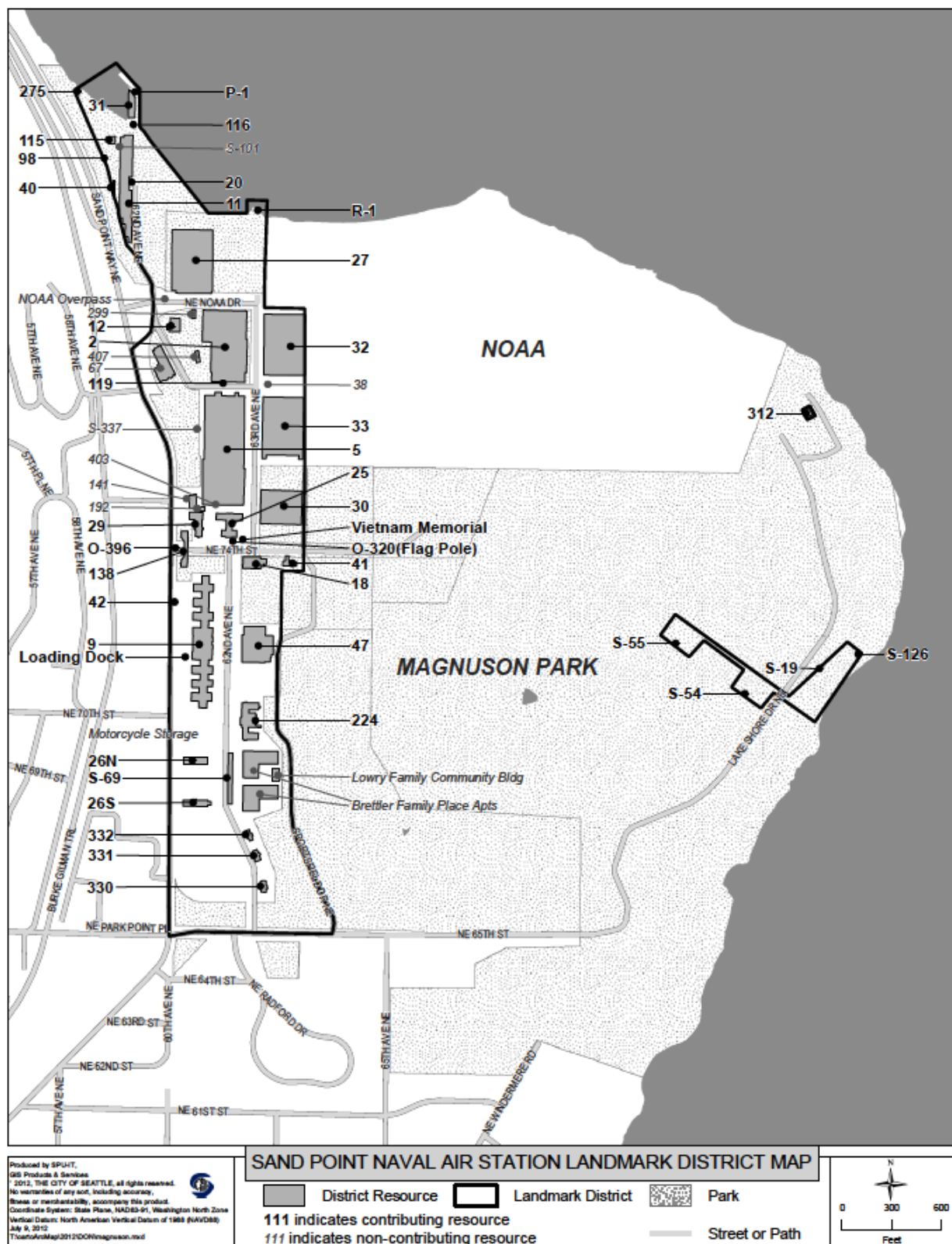


Figure 6

FIGURE 7: Sand Point Overlay District

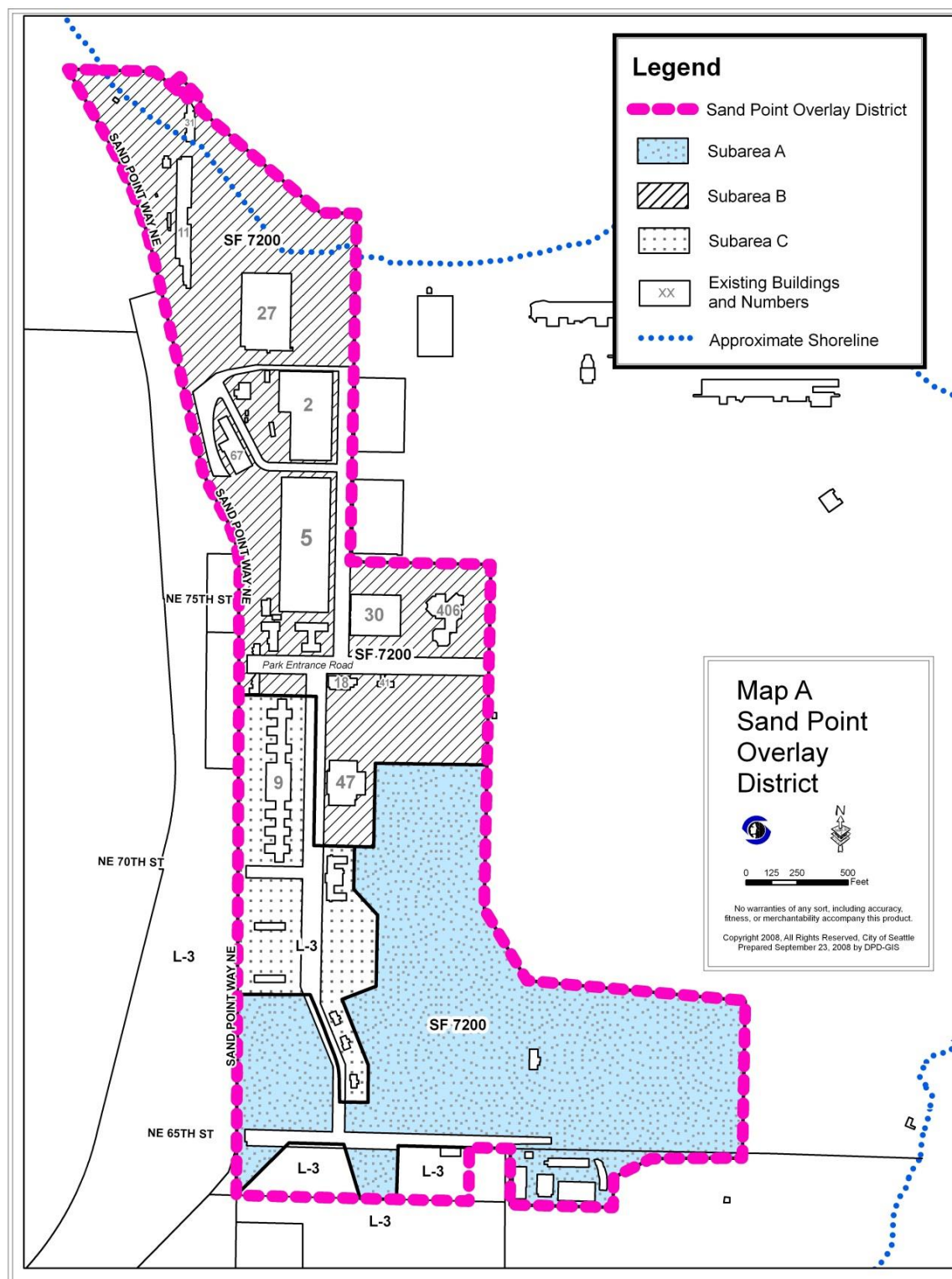


Figure 7

List of Relevant Documents: All can be located at:

<http://www.seattle.gov/parks/partnerships/building2rfp.htm>

Land Use & Master Plans

- Community Preferred Reuse Plan for Sand Point. City of Seattle Planning Department (November 1993).
- Sand Point Physical Development Management Plan (1997 - Resolution 29429)
- Final Design Guidelines Manual for Sand Point / Magnuson Park (1997 - Resolution 29624)
- Report to the Mayor and City Council - Sand Point Blue Ribbon Committee (1999)
- Magnuson Park Concept Plan (1999 - Resolution 30063)
- Signage & Wayfinding Master Plan for Warren G. Magnuson Park (2004)
- Warren G. Magnuson Park Strategic Development Plan. Seattle Parks and Recreation (September 2012).

Historic Preservation

Sand Point Historic Properties Reuse and Protection Plan (1998 - Resolution 29725)

Naval Air Station (NAS) Seattle Historic District (2010 - NRHP)

Sand Point Naval Air Station (NAS) Landmarks Preservation District (2011 - LPB)

U.S. Department of the Interior, Section 106 Guidelines

<http://www.achp.gov/usersguide.html>

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